



PROJECT NARRATIVE

3282 Coffey Lane, Santa Rosa, CA

June 25, 2023

General Description:

The proposed self storage is located at 3282 Coffey Lane in the city of Santa Rosa, CA and is intended to serve the local residents' and business' storage needs. In addition to providing a service in high demand, the City will benefit from the improvement of an underutilized property, from job creation during the construction phase as well as the ongoing operations, from development fees, and from a significant property tax increase. Additionally, these benefits to the Community come with very low traffic generation, low environmental impact, and an equally low demand on public services.

Site Plan Summary:

The development is planned on an essentially flat, 'L' shaped vacant 1.30 acre site after a lot merger and/or lot line adjustment. There is an easement on the adjacent parcel to the north and egress and fire access easements are proposed on the contiguous parcel to the south which has the same ownership as the subject site.

Land Uses contiguous to the site are as follows:

East: A flooring store (the blank side of the store faces the subject site)

West: Santa Rosa Fire Dept. Station 3 beyond Coffey Lane.

North: An office and warehouse use

South: A gas station w/ convenience store & carwash. Also a Tire & Wheel shop towards the east

The storage facility will consist of one 2 story building with a 34,916sf footprint and an overall building size of 69,832sf gross. The building's 52,429sf feet of net rentable storage space is divided into 619 individual storage units, as well as a 900sf office.

Access to the facility will be from Coffey Lane, and traffic will exit through the adjacent gas station. Interior vehicular circulation is designed to meet the Fire Department turning radius requirements as well as the occasional moving truck. The office at the facility entry, and access to the site would be computer controlled via gate keypads for both entering and exiting. Setbacks, parking, building heights, and other zoning parameters are all intended to be in compliance City standards

The solar canopy at the NE corner of the gas station / carwash will be reduced in length by approx. 42' and the water tanks will be relocated to facilitate the self storage project. The canopy modification will be handled via a separate Building Permit.

Construction & Design:

The exterior is of a contemporary design with a maximum height of twenty-six feet. The two story storage building will have metal framed perimeter walls as well as precast columns and metal roll-up doors facing the drive aisle. The use of recessed storefront glazing, stone wainscoting, faux wood tile, metal siding, steel awnings with tie-backs, and stucco finish present a modern commercial appearance.

Traffic:

The Institute of Transportation Engineers (ITE) Trip Generation Rate Schedule shows the traffic from a Self Storage can be calculated at a rate of 0.26 vehicles for every 1,000sf of building area per day. Extrapolating

the ITE rate over the 12 hours of operation, this 69,832sf project can expect to have 1.5 cars per hour visiting the facility. Typical peak traffic time for a Self Storage is midday on the weekends, the average tenant stay at the site is approximately 20 minutes, and the average type of vehicle is a passenger car, SUV, or pick-up truck. Tenant loading activities will occur in the drive aisle near their storage unit, or via one of the 2 elevators.

Security:

Security features are intended to be 'state of the art' for the industry and start with gated computer controlled access opposite the office. New or potential customers would park outside the gate and could enter the office via a man door. Existing customers would enter their PIN code into the keypad and, provided they are current with their rental payments, would be granted access while at the same time the computer would disengage the tenant's individual storage unit door alarm. On exiting the facility, the tenant would re-enter his or her PIN number into the keypad to open the exit gate and re-engage their storage unit door alarm.

All activity at the gates, the alarming or dis-alarming of the individual storage units, and the opening and closing of storage unit doors will tracked and monitored via a graphical display in the office which is integrated with the computerized management system. There will be internet protocol video cameras located throughout the facility to monitor and record all movements 24/7 on digital video recording devices. Multiple CCTV monitors will also be on display in the office for real time viewing by the managers.